

**GOVERNMENT OF ASSAM
DEPARTMENT OF HOUSING AND URBAN AFFAIRS
DISPUR :: GUWAHATI-6**

**ORDERS BY THE GOVERNOR
NOTIFICATION**

Dated Dispur, 4th Aug 2026.

No.DoHUA/ECF No.815290/13.- In exercise of the powers conferred by section 4 of the Assam building Construction (Regulation) Act, 2010, (Act No. XVI of 2010), the Governor of Assam is hereby pleased to make the following byelaws further to amend the Assam Unified Building Construction (Regulation) Byelaws, 2022 hereinafter referred to as the principal Byelaws, in the manner hereinafter appearing, namely:-

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| Short title,
and
commencement | 1. | (1) | The Byelaws may be called the Assam Unified Building Construction (Regulation) (Amendment) Byelaws, 2026. |
| | | (2) | It shall come into force on the date of their publication in the Official Gazette. |
| Amendment of
byelaw 2 | 2. | (1) | In the principal Byelaws, in byelaw 2, in for clause (51), the following shall be substituted, namely:-
(i) “(51) “Podium” means a horizontal projection or platform extending beyond the building footprint at one or more levels and used for parking, landscaping, recreation, access, utilities or any other ancillary purpose permissible under these Bye-laws; ”
(ii) for clause (82), the following shall be substituted, namely:-
“ (82) Words and expressions used in these Bye-laws and not defined herein but defined in the Assam Municipal Act, the Assam Municipal Corporation Act, 2022, the Assam Town and Country Planning Act, 1959, the Guwahati Metropolitan Development Authority Act, 1985, the Guwahati Municipal Corporation Act, 1971 and the applicable Master Plan shall have the meanings respectively assigned to them therein.” |
| Amendment of
byelaw 5 | 3. | | In the principal Byelaws, in byelaw 5, in sub-byelaw (ii), the following shall be substituted, namely:-
“(ii) Building Permit under Part-II of the application shall be granted by the Urban Local Bodies, Panchayats as the case may be on recommendations of the concerned engineer of the respective Authorities on the basis of issued Planning Permit.” |
| Amendment of
Byelaw 24 | 4. | | In the principal Byelaws, in byelaw 24, in sub-byelaw (g),
(i) in the heading, after the words “INDUSTRIAL ZONE”, the words “INCLUDING MSMEs” shall be inserted.
(ii) in second table, the setbacks and FAR for standalone factories, for the figure in the entry “450 to 744” the figure |

Amendment of byelaw 26	“250 to 744” shall be substituted. In the principal Byelaws, in byelaw 26, in sub-byelaw (f) in clause (3), in the N.B for point no. (d) the following shall be substituted, namely:– “(d) for the standalone factories a minimum road width of 12m.”
Amendment of byelaw 28	6. In the principal Byelaws, in byelaw 28, (i) in sub-byelaw (i), in second line, after the words, numbers and punctuation mark “maximum of 16m”, the words, numbers and punctuation “There shall be no height restrictions to buildings abutting a road width greater than 45 m ” shall be inserted. (ii) for clause (d), the following shall be substituted, namely:– “No local Authority shall grant construction permit or issue occupancy certificate, without referring the matter to the Director, Fire and Emergency Services, Assam, as the case may be, in respect of buildings, for such occupancy and having such height, as notified by the Government, under provisions of Assam Fire and Emergency Services Act, 2025 .”
Amendment of byelaw 38	7. In the principal Byelaws, in byelaw 38, in sub-byelaw (iii), the following shall be substituted, namely:– “(iii) Landscaping, open space, street furniture, signage and outdoor display structures shall be planned, designed and maintained in a manner that ensures public safety, visual harmony unobstructed movement of pedestrians and vehicles, accessibility, structural stability as per and compatibility with the surrounding built environment.”
Amendment of Byelaws 60	8. In the principal Byelaws, in byelaw 60, in sub-byelaw (i), (i) in second line, after the words and punctuation mark “front setback.”, the words, numbers and punctuation “There shall be no height restrictions to buildings abutting a road width greater than 45 m. ” shall be inserted. (ii) for clause (d), the number and words “15.8m” appearing in between the words “height of” and “shall require”, the words “as prescribed by Director, Fire and Emergency Services, Assam” shall be substituted.
Amendment of byelaw 72	9. In the principal Byelaws, in byelaw 72, (i) in clause (f), in second line, the words and numbers “more than 15.8m”, appearing in between the words “For building” and “in height”, the words “as having such height, as prescribed by Director, Fire and Emergency Services, Assam” shall be substituted. (ii) in clause (h), in first line, the words and numbers “more than 15.8m”, appearing in between the words “which are” and “in height”, the words “as having such height, as prescribed by Director, Fire and Emergency Services, Assam” shall be substituted.
Amendment of	10. In the principal Byelaws, in byelaw 83, in sub-byelaw (h), in the

byelaw 83 second table for standalone factories, in column 1, in the 1st entry, for the figures “450 to 744”, the figures “250 to 744” shall be substituted.

Amendment of byelaw 94

11. In the principal Byelaws, in byelaw 94,

- (i) in sub-byelaw (1), in clause (c), after sub-clause (vii), in the N.B., for the words “of National Building Code, 2016.”, the words “recommended in National Building Construction Standards 2026” shall be substituted.
- (ii) in sub-byelaw (2),
 - (a) in clause (a), the number and word “15m”, appearing after the words “the height of”, the words “as prescribed by Director, Fire and Emergency Services, Assam” shall be substituted.
 - (b) for clause (b), the following shall be substituted, namely:–

“ No local Authority shall grant construction permit or issue occupancy certificate, without referring the matter to the Director, Fire and Emergency Services, Assam as the case may be respect of building, for such occupancy and having such height, as notified by the Government, under provision of Assam Fire and Emergency Services Act, 2025.”
- (iii) for sub-byelaw (6), the following shall be substituted, namely:–

“(6) Apartment buildings, group housing projects and residential complexes having 20 or more dwelling units may be provided with a Reticulated LPG/PNG Gas Supply System. Such systems shall be installed in a safe, ventilated and secured location within the site and shall incorporate appropriate safety devices, emergency shut-off arrangements, fire protection measures and access for maintenance and emergency response and should be approved design of Oil companies. The location of the structure in the plot also shall be as approved by the Authority”.

Amendment of byelaw 94 A

12. In the principal Byelaws, in byelaw 94A, the following shall be substituted, namely:–

“94A. In the principal Byelaws, in byelaw 94A, in third line, the words “per Part- IV (Fire and Life Safety) of National Building Code of India, 2016” shall be substituted with “as prescribed by Director, Fire and Emergency Services, Assam.” and in seventh line, for the words “Part- IV (Fire and Life Safety) of National Building Code of India, 2016”, the words “as prescribed by Director, Fire and Emergency Services, Assam.” shall be substituted.

Amendment of byelaw 103

13. In the principal Byelaws, for byelaw 103, the following shall be substituted, namely:–

“103. In matters not specifically provided for in these Bye-laws, the Competent Authority may decide the same in accordance with sound planning principles, public safety requirements, environmental considerations, structural safety requirements and acceptable

- engineering practices as per relevant IS codes.”
- Amendment of byelaw 105 14. In the principal Byelaws, for byelaw 105, the following shall be substituted, namely:–
 “105. All buildings and facilities required to provide accessibility features shall ensure barrier-free access and universal accessibility for persons with disabilities, elderly persons, children and persons with reduced mobility. Accessible routes, parking, entrances, ramps, lifts, stairways, sanitary facilities, signage and emergency egress facilities shall be provided as applicable.”
- Amendment of byelaw 107 15. In the principal Byelaws, for byelaw 107, the following shall be substituted, namely:–
 “107. All display structures, hoardings, signage and advertising structures shall be structurally safe, securely anchored and maintained in good condition. Such structures shall not obstruct visibility, pedestrian movement, traffic safety, access to buildings, fire-fighting operations or public utilities as per the latest guidelines prescribed by the Government time to time.”
- Amendment of byelaw 118 16. In the principal Byelaws, in byelaw 118,
 (i) in sub-byelaw (a), in the second paragraph, for the words “part VI Structural Design Section-1 Load, Section-2 Foundation, Section-3 Wood, Section-4 Masonry, Section-5 Concrete, Section-6 Steel, of National Building Code of India (NBC), taking into consideration the Indian Standards as given below:–” the words “relevant and updated IS Codes as mentioned in this Chapter” shall be substituted.
 (ii) after clause 23, for the Note, the following shall be substituted, namely:–
 “Note Whenever any Indian Standard is referred to in these bye-laws, the latest version thereof including amendments issued from time to time shall apply.”
 (iii) in sub-byelaw (h), in the heading, for the words “laid down in NBC 2005”, appearing after the words “Apart from provisions”, the words “recommended in National Building Construction Standards 2026” shall be substituted.
 (iv) in sub-byelaw (j) in clause (b) in point No (ii), in third line, the figure “13” shall be substituted by “12.”
 (v) in sub-byelaw (j) in clause (b) after point (vi) after the full stop the following new paragraph shall be added to:–
 “However, all the low-risk buildings are exempted from this provision provided that the construction is as per the provisions of the Assam Unified Building Regulation (Construction) Byelaws, 2022.”
- Amendment of byelaw 126 17. In the principal Byelaws, in byelaw 126,
 (i) in sub-byelaw (a), in fifth line the words, “by amending the National Building Code of India” shall be deleted.
 (ii) in sub-byelaw (f), for the words “National Building Code of India”, appearing in between the words “has framed” and the words “under which”, the words “recommended in National Building Construction Standards 2026” shall be substituted.

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| Amendment of
byelaw 130 | 18. In the principal Byelaws, in byelaw 130, in sub-byelaw (1), in clause (B), in sub-clause 1, in the last para, in fourth and fifth line the words “may refer Part 8-Sections 6: Information and Communication Enabled Installations of Volumes 2 of the National Building Code, 2016.”, the words “as recommended by Telecom Regulatory Authority of India.” shall be substituted. |
| Amendment of
APPENDIX- I | <p>19. In the principal Byelaw, in APPENDIX-I MINIMUM NUMBER OF OFF-STREET PARKING SPACE,</p> <p>(i) In clause (v), after the words “ more than one car” the new clause (vi) shall be inserted, namely:–</p> <p style="padding-left: 40px;">“ (vi) In case of notified Industrial Estate, the required parking provisions of an Industry, can also be accommodated partially or fully in an area earmarked as common parking, which should be demarcated in the layout plan of the Industrial estate. The total parking provisions for such common parking space shall be the cumulative parking requirement of all the industries minus the parking provisions made in individual plots, if any ”</p> <p>(ii) in the <i>Note</i>, in the fifth para, the words “National Building Code, 2005”, shall be deleted.</p> |
| Amendment of
APPENDIX-VII | 20. In the principal Byelaws, in APPENDIX-VII, in Clause 1, in sub-clause (c), in point no. (iv), for the words “National Building Code”, the words “National Building Construction Standards 2026” shall be substituted. |
| Amendment of
APPENDIX-IX | <p>21. In the principal Byelaw, in APPENDIX- IX,</p> <p>(i) for the second para, the following shall be substituted, namely:–</p> <p style="padding-left: 40px;">“Construction of Green Buildings may be guided by the provisions of Energy Conservation Sustainable Building Code, 2024 for Commercial buildings and Eco-Niwas Sanhita, 2024 for residential buildings.”</p> <p>(ii) in clause (a),</p> <p style="padding-left: 40px;">(a) in the Criterion 10, for the words “<i>Solid Waste Management and Handling Rules, 2000</i>”, the words “Solid Waste Management Rules, 2026” shall be substituted.</p> <p style="padding-left: 40px;">(b) in Criteria-12, for the words “<i>National Building Code of India, 2005, Bureau of Indian Standards, Part 8-Building Services; Section 4-Acoustics, sound insulation, and noise control</i>”, the words “Part D-Building Services, section 4 Acoustics, Sound Insulation and Noise Control of this NBCS” shall be substituted.</p> |
| Amendment of
APPENDIX-X | 22. In the principal Byelaw, in APPENDIX- X, in the table, in the 3rd column, in 1st row, in the heading, for the word “NBC”, the words “as per requirements of Fire and Emergency Services” shall be |

substituted.

Amendment of
APPENDIX- XI

23. In the principal Byelaw, in APPENDIX- XI,
(i) after the list of items of the Prohibited uses for Mixed Use Zone , the following new list shall be inserted, namely:-

“ Prohibited uses for Residential Zone :

- (i) Any industry classified under Red, Orange, Green, as per latest notification by Central/State Pollution Control Board, except non-nuisance White Category industries with installed power not exceeding 10 HP and without emissions, storage, or traffic impacts.
- (ii) Office accommodations other than office of the resident’ with maximum FAR 30%
- (iii) Paying Guest Accommodation/Hostels>15 rooms.
- (iv) Conference halls/ Community Hall/Banquet halls/ club house other than for use of inmates/residents.
- (v) Medical Diagnostic facility
- (vi) Commercial Complex other than Convenient Shopping
- (vii) Cineplex/Multiplex
- (viii) Discotheque/Pub/club
- (ix) Dairy, Poultry, Piggery/Commercial livestock farms
- (x) Reformatory juvenile homes
- (xi) Sanatoria treating contagious diseases or mental health condition patients.
- (xii) Stone crusher and quarry
- (xiii) Petrol pumps in plot abutting roads <12m width
- (xiv) Bus/Truck terminals, depots
- (xv) Godown/Warehousing
- (xvi) Auto supply store and showroom for motor vehicles and machinery
- (xvii) Automobile service and repairing centre
- (xviii) Contractors’ storage & material depot
- (xix) Cemetery/Crematorium/ Electric crematorium.
- (xx) Hazardous material storage
- (xxi) Junkyards, workshops with painting/fabrication

Prohibited uses for Commercial Zone:

- (i) Any industry classified under Red, Orange Category as per latest notification by Central/State Pollution Control Board, except Hospitals, Hotels, non-nuisance White and Green Category industries with installed power not exceeding 25 HP and without emissions, storage, or traffic impacts.
- (ii) Cemetery/Crematorium/ Electric crematorium
- (iii) Bus depot/ Truck terminals
- (iv) Flatted industry
- (v) Dairy, Poultry, Piggery/Commercial livestock farms
- (vi) Sanatoria treating contagious diseases or mental health condition patients

- (vii) Oil depot
- (viii) Junkyard/Hazardous storage
- (ix) Stone crusher and quarry

Prohibited uses for Transportation Zone:

- (i) Any industry classified under Red, Orange Category as per latest notification by Central/State Pollution Control Board, except Hospitals, Hotels, non-nuisance White and Green Category industries with installed power not exceeding 25 HP and without emissions, storage, or traffic impacts.
- (ii) Plotted Residential housing
- (iii) Cemetery/Crematorium/ Electric crematorium.
- (iv) Dairy, Poultry, Piggery/Commercial livestock farms
- (v) Junkyard/Hazardous storage

Prohibited uses for Industrial Zone:

- (i) Sanatoria treating contagious diseases or mental health condition patients
- (ii) Cemetery/Crematorium/ Electric crematorium
- (iii) Orphanage/old age home/ Reformatory juvenile homes
- (iv) Plotted residential development/housing, Residence cum work plot (except for LIG/EWS housing for workers and potential workers and affordable housing.)

Prohibited uses for Public/Semi-Public Zone:

- (i) Any industry classified under Red, Orange, Green Category as per latest notification by Central/State Pollution Control Board, except Hospitals, Hotels, non-nuisance White Category industries with installed power not exceeding 25 HP and without emissions, storage, or traffic impacts.
- (ii) Godown/Warehousing/logistics
- (iii) Automobile and machinery showroom, service centre and repairing station
- (iv) Truck/Bus depot/terminals
- (v) Contractor’s plant and storage for building material
- (vi) Discotheque/pub
- (vii) Dairy, Poultry, Piggery/Commercial livestock farms
- (viii) Wholesale trade
- (ix) Junkyard/Hazardous storage ”

- (ii) in the existing table, the columns namely “R”, “C”, “I”, “PS” and “T” shall be deleted.
- (iii) in NB,
 - (a) in Note (10), in the last para, in the second line, the punctuation marks and words “/Eco Sensitive Zone”, appearing in between the punctuation marks and words, “/Eco-friendly” and “, if an integrated” shall

be deleted.

- (b) the Note (11) shall be deleted.
- (c) in Note (n³), in the first line, the punctuation marks and words “/Eco Sensitive Zone”, appearing in between the punctuation marks and words, “/Eco-friendly” and “it is allowed” shall be deleted.
- (d) after (n⁵), in Note, in the first line, for the word “Authority”, appearing in between the words “control regulation” and “may constitute”, the word “State Government” shall be substituted.

Amendment of FORM NO. 19	24. In the principal Byelaw, in FORM NO. 19, in third line, for the words “Indian Standard Codes, National Building Code”, appearing in between the words “of the latest” and “and as indicated”, the words “National Building Construction Standard, 2026” shall be substituted.
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KAVITHA PADMANABHAN,
Commissioner & Secretary to the Govt. of Assam
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